056.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	986,000 / 986,000
					USE VALUE:	986,000 / 986,000
					ASSESSED:	986,000 / 986,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11	-13	HOBBS CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROONEY ROBERT A/LIFE ESTATE
Owner 2:	ROONEY NANCY SHALLOW/LIFE EST
Owner 3:	
Street 1:	11 HOBBS COURT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ROONEY ROBERT A-NANCY S -
Owner 2:	-
Street 1:	11 HOBBS COURT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,305 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Wood Shingle Exterior and 2512 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6305.000	554,500	5,100	426,400	986,000
Total Card	0.145	554,500	5,100	426,400	986,000
Total Parcel	0.145	554,500	5,100	426,400	986,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.52 | /Parcel: 392.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 056.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	554,600	5100	6,305.	426,400	986,100	986,100	Year End Roll	12/18/2019
2019	104	FV	415,100	5100	6,305.	426,400	846,600	846,600	Year End Roll	1/3/2019
2018	104	FV	415,100	5100	6,305.	286,300	706,500	706,500	Year End Roll	12/20/2017
2017	104	FV	389,900	5100	6,305.	274,100	669,100	669,100	Year End Roll	1/3/2017
2016	104	FV	389,900	5100	6,305.	249,800	644,800	644,800	Year End	1/4/2016
2015	104	FV	348,500	5100	6,305.	201,000	554,600	554,600	Year End Roll	12/11/2014
2014	104	FV	348,500	5100	6,305.	179,700	533,300	533,300	Year End Roll	12/16/2013
2013	104	FV	362,200	5100	6,305.	170,600	537,900	537,900		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4615

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROONEY ROBERT A	69934-120		9/15/2017	Convenience	10	No	No		
	14931-64		3/1/1983		102,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/14/2014	1554	Re-Roof	17,108					Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	PH	Patrick H
5/15/2009	Entry Denied	372	PATRIOT
1/6/2000	Mailer Sent		
1/6/2000	Measured	263	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

37187

GIS Ref

GIS Ref

Insp Date

10/19/18

!4615!

PRINT

Date	Time
12/10/20	19:37:09

LAST REV

Date	Time
04/16/19	14:09:14

apro

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	37187
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6305		Sq. Ft.	Site		0	70.	0.97	11									426,406						426,400	

Total AC/HA: 0.14474 | Total SF/SM: 6305 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 426,406 | Spl Credit | Total: 426,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06799364
Const Adj.:	0.98980200
Adj $ / SQ:	179.707
Other Features:	128000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	681214
Depreciation:	126706
Depreciated Total:	554508

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	11	BRs:	4	Baths:	2	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

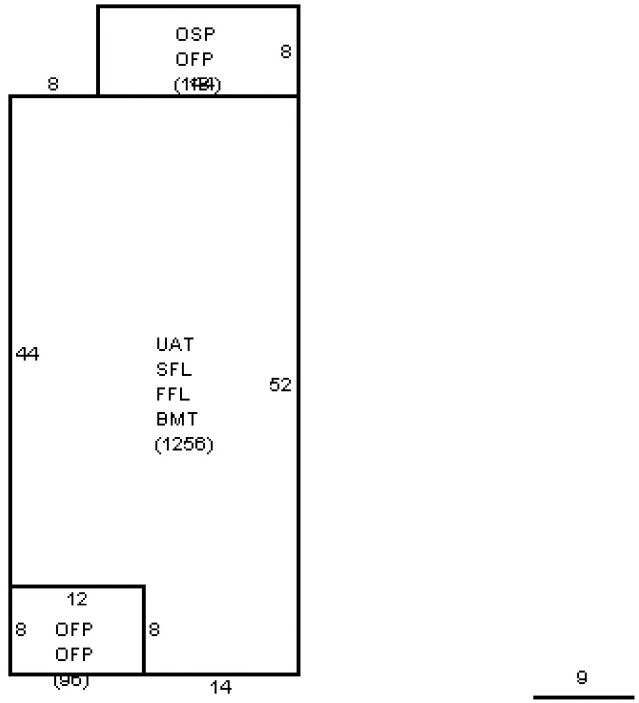
No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	179.71
Special Features:	0	Val/Su Net:	121.55
Final Total:	554500	Val/Su SzAd	220.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,256	53.910	67,714
FFL	First Floor	1,256	179.710	225,712
SFL	Second Floor	1,256	179.710	225,712
OFP	Open Porch	336	21.190	7,121
UAT	Upper Attic	314	71.880	22,571
OSP	Screen Porch	144	30.440	4,383
	Net Sketched Area:	4,562	Total:	553,213
Size Ad	2512	Gross Are	5504	FinArea 2512

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 056.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100